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BOARD OF TOWN TRUSTEES
TOWN OF SOUTHOLD

AGENDA

Wednesday, June 22, 2016

5:30PM

CALL MEETING TO ORDER
PLEDGE OF ALLEGIANCE

NEXT FIELD INSPECTION: Wednesday, July 12, 2016 at 8:00 AM

NEXT TRUSTEE MEETING: Wednesday, July 20, 2016 at 5:30 PM

WORK SESSIONS: Monday, July 18, 2016 at 4:30 PM at Downs Farm, and on
Wednesday, July 20, 2016 at 5:00 PM at the Main Meeting Hall

MINUTES: Approve Minutes of May 18 2016.

- I. **MONTHLY REPORT:** The Trustees monthly report for May 2016. A check for \$7,082.20 was forwarded to the Supervisor's Office for the General Fund.
- II. **PUBLIC NOTICES:** Public Notices are posted on the Town Clerk's Bulletin Board for review.
- III. **STATE ENVIRONMENTAL QUALITY REVIEWS:**

RESOLVED that the Board of Trustees of the Town of Southold hereby finds that the following applications more fully described in Section VII Public Hearings Section of the Trustee agenda dated Wednesday, June 22, 2016, are classified as Type II Actions pursuant to SEQRA Rules and Regulations, and are not subject to further review under SEQRA:

Southold Sunsets, LLC – SCTM# 1000-54-4-3
Stephen Milgrim – SCTM# 1000-78-8-9
100 Park Avenue Corp. – SCTM# 1000-123.-7-3
William & Jill Hansen – SCTM# 1000-122-5-1 (Dominant) & 1000-122-4-3 (Servient)
Susan A. Ghatti – SCTM# 1000-87-4-8
William & Donna Goggins – SCTM# 1000-117-10-14.1
Michael & Argy Mantikas – SCTM# 1000-37-6-3.5
Peter Sabat – SCTM# 1000-103-3-16&17
Alan & Sharon Eidler – SCTM# 1000-106-12-3.1

Jonathan Tibett – SCTM# 1000-56-5-25
Donald Rynd & Susan Nahill – SCTM# 1000-110-7-2
Andrew Carmellini & Gwen Hyman – SCTM# 1000-111-9-8
Joseph & Maureen Coogan – SCTM# 1000-70-4-48
Roger Praetorius – SCTM# 1000-139-1-4.2

IV. RESOLUTIONS - ADMINISTRATIVE PERMITS:

1. Victor Prusinowski on behalf of **DAVID SCHWARTZ** requests an Administrative Permit to install a 7'4"x6'8" hot tub onto existing deck. Located: 1015 Lake Side Drive North, Southold. SCTM# 1000-90-4-5.1

2. Robert Barratt on behalf of **LESLIE & ROSEMARIE WINDISCH** requests an Administrative Permit for the as-built 8'x38' first-floor deck attached to seaward side of dwelling. Located: 1440 Kimberly Lane, Southold. SCTM# 1000-70-13-20.10

3. **SHLOMO WIENBERG** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to hand-cut Common Reed (*Phragmites australis*) to not less than 12" in height by hand, on an as needed basis. Located: 2245 Little Peconic Bay Lane, Southold. SCTM# 1000-90-1-16

4. **DONNA M. WEXLER REVOCABLE TRUST** requests an Administrative Permit to install 4' high enclosure fencing with access gates along landward edge of bulkhead, along the side yard lot lines, and inward towards dwelling. Located: 1175 Hill Road West, Southold. SCTM# 1000-70-4-22 & 23

5. **C&L REALTY, INC.** requests an Administrative Permit to relocate existing 10'x10' gazebo to be placed 25' landward of bulkhead. Located: 61600 Main Road, Southold. SCTM# 1000-56-6-3.4

6. **JACOB KUBETZ** requests an Administrative Permit for a Ten (10) Year Maintenance Permit to hand-cut Common Reed (*Phragmites australis*) to not less than 12" in height by hand, on an as needed basis. Located: 1600 North Oakwood Road, Laurel. SCTM# 1000-127-6-10

7. **JOANNE KRAEBEL** requests an Administrative Permit to install snow fencing and plant beach grass up to 10' to 15' seaward of the concrete seawall. Located: 1150 Peconic Bay Boulevard, Laurel. SCTM# 1000-145-2-11

8. **IONNIS & STEPHANIE LAGOUDIS** request an Administrative Permit to install a sprinkler system and seed disturbed areas along top of bluff using fescue seed on two of the three properties; and install a split-rail fence along all three southerly property lines. Located: 22455, 22615 & 22395 Soundview Avenue, Southold. SCTM# 1000-124.-1-24.1, 25.1 & 23

9. En-Consultants on behalf of **18975 SOUNDVIEW AVENUE LLC** requests an Administrative Permit to install 4' high enclosure fencing with gate. Located: 18975 Soundview Avenue, Southold. SCTM# 1000-51-1-16

V. APPLICATIONS FOR EXTENSIONS/TRANSFERS/ADMINISTRATIVE AMENDMENTS:

1. **GEORGE & STAVROULA PROTONENTIS** request a One-Year Extension to Administrative Permit #8462A, as issued on July 23, 2014. Located: 215 Tarpon Drive, Southold. SCTM# 1000-53-5-3

2. En-Consultants on behalf of **NITIN P. DESAI & C. BARSII, LLC** request a One-Year Extension to Wetland Permit #8468, as issued on July 23, 2014. Located: 18915 Soundview Avenue, Southold. SCTM# 1000-51-1-15

3. Patricia C. Moore, Esq. on behalf of **WCKBH, LLC** requests a One-Year Extension to Wetland Permit #8495 and Coastal Erosion Management Permit #8495C, as issued on August 20, 2014. Located: 1460 Old Mallory Road, Fishers Island. SCTM# 1000-7-6-11

4. **KATHLEEN FOLEY** requests a Transfer of Wetland Permit #2069 from Anthony & Giustina Ienna to Kathleen Foley, as issued on September 25, 1985, and Amended on June 18, 2008. Located: 500 Glenn Road, Southold. SCTM# 1000-78-2-23

5. **KATHLEEN FOLEY** requests a Transfer of Administrative Permit #8657A from Anthony lenna to Kathleen Foley, as issued on August 19, 2015. Located: 500 Glenn Road, Southold. SCTM# 1000-78-2-23

6. **CASTELFORTE LLC, c/o MAGGIE SPARAGNA** requests a Transfer of Wetland Permit #1807 from Robert Wilson to Castelforte LLC, c/o Maggie Sparagna, as issued on April 30, 1984. Located: 2100 Glenn Road, Southold. SCTM# 1000-78-2-38

7. En-Consultants on behalf of **ISABEL BOSWELL & SCOTT PHILLIPS** request a Transfer of Wetland Permit #4903 from Cynthia Warren Spurdle to Isabel Boswell and Scott Phillips, as issued on April 27, 1998, and Amended on November 20, 1998. Located: Private Road off East End Road, Fishers Island. SCTM# 1000-3-1-6

8. **RICHARD & CAROLINE YATES** request a Transfer of Wetland Permit #4972 from Daniel V. Jennings to Richard & Caroline Yates, as issued on March 24, 1999, and Amended on December 2, 1999, and Amended again on February 17, 2016. Located: 3340 Oaklawn Avenue, Southold. SCTM# 1000-70-5-54.1

9. En-Consultants on behalf of **DAVID & KATRINE WOLFGANG** request an Administrative Amendment to Wetland Permit #7066 for the repositioning of the landward tie-off piling approximately 12 feet farther seaward so that is aligns with the landward side of the re-oriented floating dock. Located: 302 Town Creek Lane, Southold. SCTM# 1000-64-1-12

10. Patricia C. Moore, Esq. on behalf of **MAUREEN MASSA & ALAN SCHWEITZER** requests an Administrative Amendment to Wetland Permit #8648 to modify the 10'x10' upper platform leading to the bluff stairs to be constructed as an 8'x10' wood upper platform with 4'3"x3'4" landing leading to stairs. Located: 460 Ruch Lane, Southold. SCTM# 1000-52-2-23

VI. RESOLUTIONS - MOORING PERMITS:

1. **PETER BENOTTI** requests a Mooring Permit in Cedar Beach Creek for a 23' outboard motorboat, replacing Mooring #897. Access: Private

2. **RONALD SHELTON** requests a Mooring Permit in Richmond Creek for a 14' sailboat, replacing Mooring #21. Access: Public

3. **FRANK CASHIN** requests a Mooring Permit in Richmond Creek for a 14' sailboat, replacing Mooring #903. Access: Public

4. **JOSEPH PAGANO** requests a Mooring Permit in Richmond Creek for a 20' motorboat, replacing Mooring #9. Access: Public

VII. PUBLIC HEARINGS:

THIS IS A PUBLIC HEARING IN THE MATTER OF THE FOLLOWING APPLICATIONS FOR PERMITS UNDER THE WETLANDS ORDINANCE OF THE TOWN OF SOUTHOLD. I HAVE AN AFFIDAVIT OF PUBLICATION FROM THE SUFFOLK TIMES. PERTINENT CORRESPONDENCE MAY BE READ PRIOR TO ASKING FOR COMMENTS FROM THE PUBLIC.

PLEASE KEEP YOUR COMMENTS ORGANIZED AND BRIEF.
FIVE (5) MINUTES OR LESS IF POSSIBLE

WETLAND & COASTAL EROSION PERMITS:

1. Michael Kimack on behalf of **SOUTHOLD SUNSETS, LLC** requests a Wetland Permit and a Coastal Erosion Permit to demolish the existing one-story dwelling, decks, enclosed porch, concrete walk, foundation and shed; construct a raised two-story 1,600sq.ft. dwelling on a piling system with a first floor 1,097sq.ft. covered porch/cantilevered open decking on north and east sides for a total first floor footprint of 2,697sq.ft.; first floor elevation to be 16'; second floor loft to be 322sq.ft. with a 224sq.ft. balcony walkway and a 158.6sq.ft. open deck; abandon existing sanitary and install new septic system; install storm water management systems to contain runoff, and in accordance to Ch. 236 of the Town Code; and install buried electrical services. Located: 4200 Kenney's Road, Southold. SCTM# 1000-54.-4-3

2. David Kennedy of VHB Engineering, Surveying & Landscape Architecture, PC on behalf of **OKI-DO, LTD.** requests a Wetland Permit and a Coastal Erosion Permit for the restoration of the subject property shoreline through the replacement of 1,323 linear feet of existing, largely non-functional bulkheading; install a 505 linear foot (3,640sq.ft.) rock revetment along Gardiners Bay; dredge the existing channel between the boat basin and Gardiners Bay to five feet below mean low water through the removal of $\pm 4,022$ cubic yards of sediment to be dewatered on-site or other approved upland locations; replace 186 linear feet of existing non-functional channel jetties consisting of a ± 106 linear foot southeasterly Bay jetty with remains of seaward portion below MLW to be abandoned, a ± 61 linear foot long southwesterly Bay jetty with remains of seaward portion below MLW to be abandoned, and a ± 19 linear foot long jetty within the basin with remains of seaward portion below MLW to be abandoned; replace existing dilapidated 8x70 linear foot dock located within the boat basin with a 5'x30' ramp leading to an 8'x60' floating dock in new location; and re-vegetate with *Spartina alterniflora* within a 5,086sq.ft. portion of the boat basin intertidal zone. Located: 2835 Shipyard Lane, East Marion. SCTM# 1000-38-7-7.1
POSTPONED

WETLAND PERMITS:

1. Costello Marine Contracting Corp. on behalf of **NH SAG, LLC, c/o MICHAEL SCIARRINO** requests a Wetland Permit to construct a 4'x40' ramp to a 4'x100' fixed dock with a 4'x40' fixed "L" section at offshore end; construct a 4'x5' platform with a 4'x16' ramp onto a 4'x30' lower platform; install water and electric; and install three 2-pile mooring dolphins. Located: 2100 Paradise Point Road, Southold. SCTM# 1000-81-3-19.7
2. **HENRY & MELISSA SILVERMAN** request a Wetland Permit to construct a dock consisting of a 4'x10' landward ramp using open grate decking with 3' high handrails on each side; leading to a 4'x95' catwalk with open grate decking, 3' high handrails on each side, and two (2) 2'x8' benches at seaward end; a 3'x24' aluminum ramp with handrails; a 2'x5' bump-out float; a 6'x20' floating dock secured by two batter piles and one tie-off pile; all associated piles to be 10" in diameter; and equip the dock with water and electric. Located: 2800 Deep Hole Drive, Mattituck. SCTM# 1000-123-4-12
3. Creative Environmental Design on behalf of **LAZARUS ALEXANDROU** requests a Wetland Permit to construct an 18'x30' gunite swimming pool in the side yard with a cartridge system and a pool drywell; and to install pool enclosure fencing. Located: 2700 Sound Drive, Greenport. SCTM# 1000-33-1-11

4. **STEPHEN MILGRIM** requests a Wetland Permit to construct a 27.6'x24' wood timber frame barn on full frost wall and slab. Located: 1255 Goose Creek Lane, Southold. SCTM# 1000-78-8-9

5. DKR Shores, Inc. on behalf of **WILLIAM & JILL HANSEN** requests a Wetland Permit to construct a 4'x33' fixed catwalk with steps elevated 4-½' above grade using open-grate decking; and install an elevated 4'x6' lower platform with ladder to access watercraft. Located: 1455 Ole Jule Lane & 1570 Ole Jule Lane 10' Wide Right of Way, Mattituck. SCTM# 1000-122-5-1 (Dominant) & 1000-122-4-3 (Servient)

6. Joan Chambers on behalf of **MICHAEL & ARGY MANTIKAS** requests a Wetland Permit to demolish the existing dwelling; construct new 56'8"x26'5" dwelling approximately 16' further landward than existing; abandon existing sanitary system and install new landward of new dwelling; and to install gutters to leaders to drywells to contain roof runoff in accordance to Chapter 236 of the Town Code. Located: 80 South Lane, East Marion. SCTM# 1000-37-6-3.5

7. Jeffrey Patanjo on behalf of **SUSAN A. GHETTI** requests a Wetland Permit to replace existing damaged bulkhead by removing and constructing in-place a new 58 linear foot bulkhead using vinyl sheathing with an 8 linear foot long return installed at each end; reconstruct 4'x4' steps to beach; install approximately 40 cubic yards of clean sand fill landward of proposed bulkhead; and with all work to be accessed by land with no disturbance to the wetlands. Located: 625 Windy Point Lane, Southold. SCTM# 1000-87-4-8

8. Thomas Wolpert, P.E. on behalf of **MILDRED M. PASCUCCI** requests a Wetland Permit for the as-built 10' wide path through the existing vegetation along the easterly side of the property to install a test well; construct a proposed two-story, single family dwelling with the first floor area to include 518sq.ft. of living space, a 1,445sq.ft. deck, a 336sq.ft. pool, a 70sq.ft. ramp, and 148sq.ft. of stairway; second floor to include 1,741sq.ft. of living space, a 345sq.ft. deck, 112sq.ft. of stairway, and a 625sq.ft. landing; install a sanitary system in an approximately 625sq.ft. area; construct a 2.5' high by 88' long retaining wall; install a 1,030sq.ft. pervious driveway; add approximately 630 cubic yards of clean fill onto property; and clear vegetation within a 9,557sq.ft. area on the property. Located: 305 Narrow River Road, Orient. SCTM# 1000-26-3-11

9. **100 PARK AVENUE CORP.** requests a Wetland Permit to construct a single-family 1-1/2 story 3,350sq.ft. dwelling with attached garage approximately 106' landward of top of bluff with the installation of gutters to leaders to drywells to contain roof runoff; 50' landward from top of bluff install a 16'x32' in-ground salt water swimming pool; install a 576sq.ft. bluestone pool patio; install 4' high pool fencing around the proposed pool patio; install a 4'x25' bluff staircase for beach access using natural cedar wood; re-vegetate approximately 2,500sq.ft. of bluff face using native beach grass; and plant 8' tall arborvitae trees along the east and west property lines. Located: 100 Park Avenue, Mattituck. SCTM# 1000-123-7-3

10. **WILLIAM & DONNA GOGGINS** request a Wetland Permit to repair the existing +/-61' long groin by replacing the capping with fir wood; replacing whalers with new cca treated lumber; replace three (3) pilings with new cca treated pilings; install approximately 6' of vinyl sheathing; and repair/strengthen approximately 10' of sheathing using vinyl sheathing. Located: 1780 Jackson Street, New Suffolk. SCTM# 1000-117-10-14.1

11. Twin Fork Landscape Contracting, Inc. on behalf of **PETER SABAT** requests a Wetland Permit to remove existing timber walk, fixed dock, ramp and float; construct a 4'x125' elevated catwalk using thru-flow decking over the vegetated wetlands; a 3'x12' hinged aluminum ramp; and a 6'x20' floating dock secured by two double 10" dolphin pilings; with all construction to consist of non-treated building materials and galvanized hardware. Located: 3000 & 3090 Beebe Drive, Cutchogue. SCTM# 1000-103.-3-16&17

12. Frederick Weber, Architect on behalf of **JOSEPH & MAUREEN COOGAN** requests a Wetland Permit for the existing two-story dwelling with attached enclosed porch and attached garage; remove the existing second-floor; raise existing first-floor walls; construct new 1,418sq.ft. second-floor; construct 468sq.ft. additions to dwelling and first-floor renovations. Located: 1875 Calves Neck Road, Southold. SCTM# 1000-70-4-48

13. Patricia C. Moore, Esq. on behalf of **JACK CIPRIANO** requests a Wetland Permit to construct an approximately 2,800sq.ft. two-story, single-family dwelling with covered porch on landward side; a 210sq.ft. deck with steps to grade attached to seaward side of dwelling; install 50sq.ft. of front and rear steps; install a sanitary system on the landward side of dwelling; install a public water line; and install gutters to leaders to drywells to contain storm-water runoff. Located: 8150 Main Bayview Road, Southold. SCTM# 1000-87-5-23.6

14. Patricia C. Moore, Esq. on behalf of **ALAN & SHARON EIDLER** requests a Wetland Permit for the as-built 10'x14' wood platform, and to replace the decking with thru-flow decking and install a kayak rack; off of the platform construct a 4'x100' fixed catwalk with access steps using thru-flow decking; install a 3'x14' ramp; and install a 6'x20' floating dock. Located: 1052 Canoe Path, Mattituck. SCTM# 1000-106-12-3.1
15. Patricia C. Moore, Esq. on behalf of **JONATHAN TIBETT** requests a Wetland Permit to construct a 15'5"x36' in-ground swimming pool with an approximate 52'x36' masonry patio on grade with outdoor kitchen landward of pool. Located: 185 Willow Point Road, Southold. SCTM# 1000-56-5-25
16. Patricia C. Moore, Esq. on behalf of **DONALD RYND & SUSAN NAHILL** request a Wetland Permit for the existing 3' wide steps down the bank; existing 8'x8' pier/platform off bulkhead connected to a 32"x16' fixed pier with 3'x5.5' steps to a 3'x48.7' fixed pier to a 4'x38.5' fixed pier; and for the existing 3' wide stairs to beach off bulkhead. Located: 1165 West Road, Cutchogue. SCTM# 1000-110-7-2
17. Patricia C. Moore, Esq. on behalf of **ANDREW CARMELLINI & GWEN HYMAN** requests a Wetland Permit to replace in-kind all existing wooden steps, landings and walkways from beach up to top of bluff which consisting of 3'x8.8' steps to beach from existing bulkhead; 20'x8.3' deck landward of bulkhead to 3'x8' steps up to irregular shaped 3'x5.8' landing; existing 2.5'x15.4' steps up to 2.6'x14.2' steps up to 2.5'x2.5' landing are to be replaced with 3'x15.4' steps to 3'x14.2' steps to 3'x3' landing; existing 3'x8.5' steps up to 8.5'x3.2' landing up to 3'x15' steps up to 3'x4' landing up to 3'x9' steps up to an on-grade 4'x54' handicap wood walkway and 4'x6.2' walkway connection to access steps to beach; for the existing 4'x7.7' wood steps with 8' long retaining wall in lawn; and that all existing steps or landings that are less than 3' wide to be reconstructed 3' in width. Located: 4565 Nassau Point Road, Southold. SCTM# 1000-111-9-8
18. En-Consultants on behalf of the **ESTATE OF HARRIET E. GAMPER** requests a Wetland Permit to construct approximately 184 linear feet of vinyl bulkhead in-place of existing timber bulkhead and backfill with approximately 25 cubic yards of clean sand fill to be trucked in from an approved upland source; remove existing 5'x22.5' wood ramp and install a 3'x26' aluminum ramp to existing 10'x30' fixed concrete dock with wood decking; and construct a new ±16' section of vinyl bulkhead within 14" of existing concrete wall/boathouse foundation wall. Located: 2895 Wells Avenue, Southold. SCTM# 1000-70-4-13
- POSTPONED**

19. Charles Mogul on behalf of **ROGER PRAETORIUS** requests a Wetland Permit to construct a 4'x15' landward fixed ramp leading to a 4'x75' fixed dock using open-grate decking supported by 6" diameter marine piles seaward of the ordinary high water line and 4"x4" timber posts landward of the ordinary high water line; a 3'x20' hinged ramp; and a 6'x20' floating dock secured by two (2) 8" diameter marine piles. Located: 975 Westview Drive, Mattituck. SCTM# 1000-139-1-4.2
POSTPONED
20. Michael Kimack on behalf of **GEORGE KATSAMANIS** requests a Wetland Permit to remove vegetation and four (4) trees of varying calipers in area from top of bank to proposed bulkhead; remove existing wood walkway from end of existing concrete walkway to proposed bulkhead location; construct ±138' long bulkhead with two (2) ±15' returns, for a total of ±168' at 10.2' elevation; add fill landward of new bulkhead to grade with ±375 cubic yards of clean sand; install and subsequently maintain a 10' wide non-turf buffer along the landward edge of the bulkhead; construct a 3'6" wide by ±10' long bluestone walkway from end of concrete walkway to bulkhead; construct ACQ wood staircase with composite railings from bulkhead to remaining walkway. Located: 1025 Gull Pond Lane, Greenport. SCTM# 1000-35-4-28.40
POSTPONED
21. Costello Marine Contracting Corp. on behalf of **BRUCE AND ALLAN GOLDSMITH** request a Wetland Permit to remove 75' of existing bulkhead and 32' long return; construct 75' of new bulkhead and 32' west return in-place, in-kind using vinyl sheathing; and to subsequently maintain the 10' wide non-turf buffer along the landward edge of the bulkhead. Located: 2550 Hobart Road, Southold. SCTM# 1000-64-3-8
POSTPONED
22. Michael Kimack on behalf of **MICHAEL J. CONFUSIONE** requests a Wetland Permit to construct a 4'x50' treated wood fixed dock using thru-flow composite decking and 6" diameter dock piles installed 5' on-center; install a 3'x20' metal hinged ramp; install a 6'x20' treated wood floating dock using thru-flow composite decking with two (2) 8"-12" diameter float piles; overall length of proposed dock, ramp and float to be 90 feet; and to remove existing wood pilings within side yard property line on existing dock structure. Located: 1605 Westview Drive, Mattituck. SCTM# 1000-107-7-9
POSTPONED
14. J.M.O. Environmental Consulting on behalf of **Z&S CONTRACTING INC., c/o THOMAS SHILLO** requests a Wetland Permit to demolish existing single-family dwelling and

detached garage; construct new 2,764sq.ft. single-family dwelling with attached garage and 602sq.ft. covered porch; abandon existing and install a new associated sanitary system landward of dwelling; construct a 417sq.ft. open terrace with stone on grade; construct a 204sq.ft. plunge pool with retaining wall on seaward side; and install a rain garden. Located: The Gloaming, Fishers Island. SCTM# 1000-10-10-2

POSTPONED